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September 4, 2024

**VILLAGE OF WARWICK PLANNING BOARD
77 MAIN STREET
WARWICK, NY 10990**

ATT: JESSE GALLO, CHAIRMAN

**RE: 21 WOODSIDE DRIVE
NATASHA WALKOWICZ SHEA (SBL 203-2-3)
WO# 1802.80**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 21 Woodside Drive project:

- Site Plan prepared by John A McGloin, last revised 08/16/24
- Letter from E. DePietro & Son Construction Company, dated 08/19/24

Introduction:

The proposed action involves an addition to the existing single-family residence located at 21 Woodside Drive. As detailed from the provided Site Plans, there are two (2) proposed additions to the residence, along with a modification to the existing porch on the front of the dwelling. The southern addition being approximately 14' x 30' (420± sq.ft.) in size, with the northwest addition comprising of 20' x 4' (80± sq.ft.) in size.

The existing tax lot is situated within the Village's Residential (R) zoning district, with no portion of the parcel located within the Village's designated Historic District nor within a mapped FEMA Floodway or Floodplain.

The applicant has also obtained an Area Variance from the Village of Warwick Zoning Board of Appeals on June 25th, 2024 for the proposed side yard setbacks of 12.1' and 15'. The language from this ZBA decision has been incorporated into the Site Plans, refer to sheet 2 of 2.

Review Comments:

1. The Site Plans have been updated to depict the location of the roof leader discharge points and provide a note detailing the specific location to be determined by the site contractor (Map Note #6). A specific condition to the potential final approval should be included to require the contractor to direct all stormwater, and roof leaders, to discharge onto Woodside Drive.
2. The approximate location of the existing service utilities (gas, water and sewer) has been incorporated into the Site Plans.
3. The approximate location of the proposed air conditioning unit, rear of the existing residence, has been added to the plans.
4. The location of the proposed silt fencing has been added to the plans

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CPESC, CPSWQ
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney